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# Student housing

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One copy of this report was forwarded to you in the early Spring of 1968. We would ask you now to remove and discard this copy, and replace it with the revised and edited edition which is enclosed.

You will note that the title of this revised edition is, STUDENT HOUSING: WITH BIBLIOGRAPHY AND APPENDICES. Although a number of the bibliographical entries have been corrected, the general bibliography has not been updated; it still serves the same period of time for which it was originally intended (1960-1967).

Thank you for your co-operation.

Yours truly,

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STUDENT HOUSING REPORT

SUBMITTED BY

D.S. FERGUSON



TO THE

ONTARIO DEPARTMENT OF UNIVERSITY AFFAIRS 1969

WITH

BIBLIOGRAPHY AND APPENDICES

REVISED EDITION



The original edition, published in  
October 1967, is out of print.

Mr. Ferguson's report and footnotes  
have been left in their original  
form. Only the bibliography has been  
revised.



## PREFACE

When I began my research on student accommodation my instructions were, in part, to seek out and report on the literature published in the field. In the past few months, I have become aware of the enormous number of publications on the subject and the difficulty of locating them. I have succeeded in locating a great many and in reading a good number.

In the course of my search I have been given invaluable assistance by a great number of individuals and organization who seemed most concerned about improving student accommodation. This report contains a brief sketch of the more significant ideas I have come across along with a few of my personal conclusions arising from my brief experience in the field.

D. S. Ferguson  
Student Researcher with the  
Department of University  
Affairs, May-October, 1967















## A PHILOSOPHY OF STUDENT HOUSING

### Introduction

It is slowly being realized that each new residential project should be constructed in accordance with a clear and comprehensive philosophy. Basically a residence is meant to provide a clean, safe environment in which students can sleep, study and, in most cases, take their meals. There are, however, a great many more cultural and social purposes which a residence can and should fulfil. Some of the groups involved in student housing have recognized these other aspects and a few have succeeded in expressing them in their housing philosophies.

In a cross-Canada survey<sup>1</sup> conducted in 1965 most of the universities recognized that residences were an important element in university education. This recognition, however, has not led to much consideration of these other aspects of housing. In the 1966 publication of this Central Mortgage and Housing Corporation study, University Housing in Canada, the authors noted this lack.

"All too clearly, this survey ... revealed the absence of a basic philosophy underlying most student residences. Buildings were far more competent technically than conceptually. Purely physical content must not be allowed to overshadow spiritual aspects". <sup>2</sup>

### Indications of the Lack of Philosophy

The evidence that something is wrong can be found on almost every campus. One of the most common indicators is the large common room or lounge found in practically every residence and sometimes in each house or unit within the complex. Study after study has shown that these large areas are unattractive to students and that the larger



the room is the less it is used. And yet they keep appearing on new blueprints.

Any off-campus housing bureau will point out that students leave university residences in hordes after first or second year - and not because they were not allowed to return. An unpublished Housing Needs Survey conducted at the University of Western Ontario in 1965 - 66 revealed some significant points. The students were asked what kind of accommodation they preferred. The undergraduate responses indicated that 29% preferred apartment living whereas only 7% preferred residences of the type already on campus. It should be noted that Western, on the basis of the need indicated by this survey, has just proceeded with the construction of 1200 units similar to those already on campus. There will be no apartments available to single undergraduates.

The Western survey also indicated that more than 40% of those students who did not live at home or with relatives spent less than \$700 for food and accommodation.

Residence fees across Ontario averaged over \$750 at that time.

A survey of married student housing at eleven American universities in 1963 revealed that a great many problems arose because housing was not built to satisfy students' needs. One of the students' greatest problems was lack of money and their desire for economical housing was expressed succinctly by one student - "...for God's sake, keep it simple, roomy and cheap. It doesn't have to be fancy, only warm and clean(able)." <sup>3</sup> Although students now seem to have more money than in the past, there is still a considerable number who would like to see more economical housing provided. Students in Ontario can get loans and grants to help with their expenses but it might



be interesting to do a study to see whether students prefer borrowing or living in cheaper accommodation.

There certainly can be no dispute that the residences on many campuses in Ontario are unnecessarily costly. A recent magazine article significantly entitled "Luxury Living on Campus" described the situation this way: "The day is past when large square buildings with multiple-bed rooms straddling long hallways were considered substantial housing. Now the "new thinking" dictates buildings of architectural magnificence outside and in, clusters of rooms around stair-landings instead of hallways, one-student-to-one-room accommodation and a new luxury in furnishings that in some cases provides the student with a better physical environment than he enjoyed at home." <sup>4</sup>

#### Causes of the Shortcomings

I shall not discuss here what "spiritual", academic and social aspects are or should be incorporated in student housing. There are numerous publications which discuss them in detail and these should be consulted by future planners as each new facility is planned. I shall, however, try to explain briefly why I believe these aspects of housing have not been satisfactorily studied or considered.

The study, University Housing in Canada, discovered one reason: "Most universities' policy of student housing is guided by the primary objective of providing economic shelters for a specific number of students, and is limited by a program dominated by physical considerations." <sup>5</sup> The author has undoubtedly overestimated the universities' past concern for economy but it is probably true that in many cases "the need for more student accommodation is so urgent that many institutions have unhappily lost sight of these desirable and perhaps formerly indispensable characteristics."



In the past few years the universities of Ontario have been pressured on many sides to build more economically. Although I have seen no evidence that residential philosophy has been strangled in the past by economy, there is considerable danger that it may be in the future. With the appearance of agencies like Ontario Student Housing Corporation which are concerned mainly with economy and numbers there may be a tendency to overlook the other aspects of housing and, moreover, the universities may be deprived of advice on these matters. I shall deal more fully with this possibility in a later section entitled CONSTRUCTION.

As I have said, it is true that most universities are building residences solely because students must be provided with a place to live. However, simply because one must build does not mean that there is any justification for the past and present custom of "providing x number of beds" usually of the same type as have been on campus from the days of the first students. As long ago as 1956 there were indications that builders on this continent were recognizing this. In a study by The American Institute of Architects in that year architects stated that: "We have been too willing to accept, without study, standards of design in dormitories that previously were built at the school and find that such schools are only too willing to accept this for fear of study bringing up controversies".<sup>7</sup>

I do not believe universities have avoided rethinking the purposes of student housing because of a fear that mistakes may be revealed; it is more likely, I believe, because those responsible think the existing residences are satisfactory. Unfortunately, it may be a widespread belief that constructing good dormitories is not particularly



difficult - except for providing the funds. There are, however, indications that the job has not always been successful as I have tried to imply above.

Sim Van der Ryn, a housing expert in California, believes that the problems are not located and remedied partly because university administrators are too busy with other things. "Administrators have been so preoccupied with problems of growth, cost, and budgets that basic assumptions of student housing design have seldom been questioned. There is no feed-back - existing facilities have not been systematically evaluated as to whether they are effectively providing the kind of environment students want and need."<sup>8</sup> He also pinpointed what may well be the most important single reason why residence philosophy is static and scarce - the users are not consulted. Most residences are planned, designed, built and run by administrators who decide what is good, suitable or satisfactory on the basis of their own experience. They often fail to realize that conditions change and, moreover, that whether a residence is a success must be judged on the basis of how it affects those who live there and not on how it is supposed to operate. Mr Van der Ryn blames this situation partly on the complicated structures of universities.

"Institutional clients rely on building committees to represent the user's point of view. Such committees, however, are often far removed from the needs and values of those who actually use the building. In the multiversity, one agency may be responsible for financing, another for planning, and a third for operating the facility .... In such a planning framework, maintaining lines of communication becomes a major effort. The user is reduced to an ideal in the mind's eye; ... his needs remain obscure to



the administration and the architect." 9

### New Trends

There are two trends in residential philosophy at the present time which deserve special comment. The first regards the choice offered to the student. Up until the last few years there was a notion prevalent among residence builders and administrators that one style of accommodation could and should be appropriate for all single students. This mistaken assumption has led to the erection of thousands of identical buildings, identical room designs and even identical room decor. Fortunately all the student residents have not become identical although this is not far from the truth. In his study Van der Ryn concluded that the dorms at Berkeley were programmed "on the assumption that there is an ideal student, with one schedule, one set of values, and one set of activities. These assumptions seldom consider the diversified interests of student life." His study revealed that there are significant "groups" of students who have diverse values and perceptions and, furthermore, that "dormitory conditions tend to filter out students whose presence adds diversity and a sense of intellectual dialogue to the community." 10

Some universities have recognized this mistake and made considerable efforts to correct it. This is particularly evident in England where the students are offered a great variety of accommodation. After a tour of 15 English Universities in 1966 David Stager reported that of the current trends there "the most important is that at most universities there is developing a considerable variety of accommodation from which the student can choose according to his temperament and needs." 11



The second trend I shall discuss is closely related to the question of choice. In many residences the basic philosophy has been that the students living in the residence should be encouraged and prodded to develop the values and behaviour of an ideal individual that the warden considers a scholar and a gentleman. The students were directly confronted with, or subtly influenced by, standards which someone had decided were proper. The new trend is quite different and exciting. Howard Adelman describes the new approach in this way: "The residents must be allowed to choose their order of values, for one of the best teachers is the obligation to make choices in value priorities which affect your life and environment." (This would not mean anarchy because in Adelman's plan the older graduate students and faculty members would be an integral part of the residential community.) "Such choices are made easier and the issues can be clarified more easily if mature persons participate to make their views known to the total community." <sup>12</sup>

Arthur W. Chickering advocates a similar philosophy. He suggests that residences be administered in such a way that the prime concern would not be "the content of values, but rather the bases on which values rest, the ways in which they are held, and the force with which they operate in daily life. We live in a democratic society ... (and) in such a society, the most significant contribution that a college can make is to increase the role of values in the lives of its students - not to modify the content of the values held." <sup>13</sup>

This new philosophy has developed alongside the idea of offering students more choice in living habits and, indeed, in the wake of student demands for more self-reliance.



As David Stager discovered in England, "the students' almost 'pathological desire for freedom' ... is leading to residence forms based on more self-help and self-discipline with less formal organization and direction."<sup>14</sup> The Henry Price Flats at the University of Leeds have no supervision and apparently there are no discipline problems.

Another area of residence philosophy which requires considerable study is the single-double bedroom puzzle. At the moment there is considerable debate as to which direction should be travelled and I shall say more about this under ROOMS: DESIGN AND GROUPING.

#### Off-Campus Housing

I have encountered very little literature on this subject but I would like to consider it briefly. With respect to its place in the scheme of things let it suffice to say that most students do now (and probably will at least in the near future) live off campus and more attention should be paid to this area.

Some universities operate housing bureaus which solicit, inspect and advertise off-campus accommodation.<sup>15</sup> This is undoubtedly a good policy.

In several studies of housing conditions at universities in Ontario, Mr. Evan Walker has made some recommendations regarding the policy of the university concerning off-campus housing.<sup>16</sup> He advocates that universities approach the area in a manner similar to that followed in some American institutions. He suggests that a university list only those facilities which satisfy the university's standards and allow students to live only in those accommodations listed. The following is suggested as a basis for a policy statement: "In addition to meeting certain physical requirements, the housing



of all students must provide an environment conducive to high moral and ethical standards. The university therefore reserves the right to withhold approval of any housing establishment pending evidence of its desirability from the standpoint of its environment, location and the character of non-student tenants." 17

I am not sure how widespread this practice may be in the United States or elsewhere but, with due respect to Mr. Walker and his experience in the field, I find the suggestion completely appalling. It is admirable, if not morally required, that a university should assist students in finding the best accommodation possible. But I cannot conceive of a university as an agent which supervises the morals and activities of its students when they are off-campus. Moreover, judging from my experience, the student body might react quite violently to such interference in their personal lives.

#### A New Approach (summary)

To sum up the points of this section, then, there are several areas requiring immediate attention.

1. Each new residence must be built in accordance with a predetermined philosophy of housing. Those who already have philosophies should re-think them before constructing each new facility.
2. A comprehensive analysis must be made of the success of existing residences. The deficiencies of many existing residences could easily be prevented.
3. More attention must be paid to the students who live in residences. Their preferences, living habits and financial resources must become determining factors in the construction of new accommodation.



4. The decision-making processes related to housing must be improved. Those living in residence must have a prominent place in the process and everyone involved should be continually made aware of the need for re-evaluating present practices.
5. Long-range plans must be developed concerning philosophy and not merely concerning the number of available beds. Mr. J. D. McCullough of the Department of University Affairs has made the startling observation that the residences now being constructed will not even be paid for until the year 2017! In view of the rapid change in residence philosophy and considering that many of these new buildings are models of structures which many experts already consider obsolete it should be evident that bold, new thinking is required in almost every aspect of housing.



## ROOMS: DESIGN AND GROUPING

### Single or Double

As mentioned earlier, there does not seem to be any agreement regarding the importance of single rooms. Those who advocate their extensive, if not exclusive, use generally argue that they are preferable for these reasons:<sup>18</sup>

1. They obviate the need for extra study and typing rooms and therefore are very close to the cost of double rooms.
2. They tend to make students mature earlier.
3. They provide the only way to ensure a student adequate privacy.
4. American studies have shown that: - students sharing a double room seldom study together.  
- students in a double room may lose from 2 to 6 hours a day of potential study time.
5. Students in this affluent age demand them.

The opponents of exclusive use of single rooms challenge most of these points emphasizing their cost and the undesirable tendency to isolate young students. There emerges, however, agreement on what appears to be the crucial point - the need for privacy. Everyone realizes students need to be alone at certain times, but the disagreement results from a difference of opinion as to when this privacy is needed and how it can be provided. Studies<sup>19</sup> have shown that when presented with the decision, students who had not had the experience of several areas of privacy were of differing opinions as to whether privacy was preferable in study areas, living areas or both. There was almost unanimous opposition, however, to sharing both study and living areas.

In short, there does not seem to be any one answer in this area. It is clear that students prefer various arrangements and that a repetition of only one type of room would be unsatisfactory. Surveys and the construction of mock-ups would be very helpful in making specific decisions in this area.

### Grouping the Rooms

It is generally agreed, "first, that friendships and membership in various groups or subcultures influence development; and second, that interior design and architectural arrangements involving the placement of living units and their location in relation to one another influence the student's choice of friends, the groups he joins, and the diversity of persons with whom he can have significant encounters."<sup>20</sup> Student rooms are now usually arranged in groups of 6 to 10 in order to encourage the development of a group identity and there can be no doubt that this does result in a community being formed usually around the focal point of a stairway, gang toilet, kitchenette or small lounge.

This manner of grouping students has been criticized by Sim Van der Ryn for these reasons:<sup>21</sup>

1. It encourages a static, clique-ridden social structure.
2. Design should give students a choice of the groups to which they could belong.
3. Students find it difficult to break out of their groups and make new friends.

Again, however, the solution is probably that of providing a variety of groupings and design relationships between them. This variety should, of course, take into consideration economic factors.<sup>22</sup>



An interesting example in this regard are the Henry Price Flats at Leeds University. These consist of groupings of 8 singles, 1 double, lounge-dining area and kitchen. As an innovation it is quite intriguing but I cannot help thinking there are too many people sharing the kitchen.

Another exciting proposal in all respects (educational, economic and sociological) is Howard Adelman's suggestion that various types of housing for single and married students be integrated with faculty housing.<sup>23</sup>

#### Role of the Student

As I have emphasized several times, the student should play a significant role in making decisions regarding design. Mr. Wilson, an architect at Leeds University, informed me that his associates do not consult students regarding these matters because he has found students unreceptive to new ideas. I am not sure what produced this conclusion at Leeds but this was the only occasion I ever heard this opinion. Other experts in the field claim the contrary. Evan Walker found in his studies that very few students preferred the existing double bedrooms to some innovations he suggested and, moreover, in his report on the University of Ottawa he stated: "The most profitable source of information proved to be the replies to questionnaires sent to all students, and many of the recommendations made later in this report as to the desirable type and amount of housing reflect the opinions expressed by those answering the questionnaires."<sup>24</sup>

It is likely that students will not suggest new designs or arrangements for rooms, but they will, I am certain, predict with considerable accuracy the success of new designs.

## ADMINISTRATION OF THE RESIDENCE

A residence is generally administered by a warden, several dons and house seniors. A cross-Canada survey in 1965<sup>25</sup> revealed that wardens generally received accommodation, a salary ranging from \$500 to \$8,800 and, in some cases, meals. Dons and house seniors generally received room, board, and occasionally, small honorariums. Duties were allocated such that the warden usually headed a faculty committee which made major policy decisions and the students formed committees which dealt with social, cultural, athletic and, occasionally, disciplinary matters.

This state of affairs has recently come under some criticism and, in a few cases (notably in England) been altered. Howard Adelman, speaking in support of co-operative residence principles advocates that residences be administered on the principle that "if a decision does not interfere with anyone outside the group, then the group should make the decision."<sup>26</sup> He suggests that students, assisted by faculty living in residence, be allowed to manage most of the affairs of the residence. Now this to many sounds like a cry for anarchy but, in fact, it has been tried and, apparently, with considerable success. In the Henry Price Flats at Leeds University there are no faculty members who are "in charge". Because of a concern for cleanliness, the administration does send maids around the complex occasionally to clean the lounges and, if they are untidy, the students' rooms. A student is charged each time his room requires cleaning. From all reports the scheme is most successful. In fact, the only problem that has arisen is a result of not allowing the students to assume more responsibilities. The commonroom-kitchen is often left in a mess because the residents know the maid will clean it. In Scandinavia, the students are



responsible for all cleaning and take more pride in maintaining an orderly house.

Because the Canadian student is considerably more affluent and will be even more so in the future, there is some doubt as to whether he would want to assume these custodial duties. However, whatever his decision, it should be his decision - and not the warden's. Since almost all of the residences in Ontario are supposedly self-supporting, it would seem proper that the residents should assume more responsibility in their administration. As well as possibly effecting some economies, this procedure would create a stronger residential community and be of considerable educational value. It seems incongruous to some that a student should obtain a university degree and yet not be able to make his own bed.

## FINANCE

### Introduction

This area is the one which is currently causing the greatest headaches. An inability to raise sufficient funds has become a formidable obstacle to increased construction. Unfortunately, although the cost of residences is receiving considerable attention, most of the concern is directed toward acquiring more funds rather than examining the efficiency of current spending. The literature I have seen says very little about this latter aspect but there are unmistakable indications that such an analysis would be profitable.

The following are several areas wherein study would be fruitful.

### Building

The "builder proposal" technique has already been used by the Ontario Student Housing Corporation to halve the capital costs of residences. It is not clear yet which areas have been more economically dealt with but the Ontario Student Housing Corporation is conducting a study of the recent proposals and expects to arrive at some conclusions in the near future. A similar building technique is also being used in Alberta and British Columbia.

In the projected estimates of needed student accommodation there has been a noticeable absence of any reference to the rehabilitation of existing buildings. This area should certainly receive some consideration in future planning.

### Materials

It is obvious to everyone that some residences are much more luxurious than others - perhaps unnecessarily so. A faithful application of a thoughtful residence philosophy



might effect many economies in this area.

There is a strong trend in some places to use moveable rather than built-in furniture. In view of the fact that this item cannot be financed through the Ontario Student Housing Corporation, the provincial government might consider allowing this item to be financed through the Ontario Universities Capital Aid Corporation.

#### Area

It has been pointed out that the most vulnerable factor in many residences is the number of assignable square feet per student. A difference of 50 square feet per student in the total area of the residence can mean a difference in cost of \$1,000 (at \$20 per square foot) to \$1,400 (at \$28 per square foot) per student place. Such variations in area are not unusual for often the floor space of single study-bedrooms vary this much in different residences. When one considers the frequent waste of space in large common rooms, and in the duplication of facilities found in nearby union buildings, it becomes clear that there may be some considerable opportunities to economize on area.

#### Design

Apart from the possible innovations of an imaginative architect, a significant reduction in cost could be achieved by switching from the use of study-bedroom accommodation to flatlets and apartments. These types of accommodation would likely produce economies not only in construction but also in food and maintenance costs. Experimentation in this area is presently being undertaken by Lancaster University in England.

#### Services

It is readily apparent that fees could be substantially reduced if the students assumed

the responsibility for some of the services. Numerous projects have shown that many students are quite capable and willing to make their beds, clean their rooms and common areas and, if the facilities are available, to cook their own meals.

### Limitations

Although these courses of action have been open to residence builders and administrators for a long time, few have seen fit to even experiment in these areas. The reasons for this are quite apparent. First of all, until recently there has been no real urgency to build great numbers of residences. Secondly, the philosophies of many institutions require that students be provided with a very comfortable environment and with extensive services. There is a widespread belief that students should not have to clean their accommodation and an almost universal conviction that students cannot discipline themselves. Fortunately, the conditions of the day and the experimental projects at several universities have rendered these beliefs untenable.



## CONSTRUCTION

I have not read much literature dealing with this subject.

The Ontario Student Housing Corporation is studying the use of systems of components which may play a significant role in the future. In 1958 a 7-County Authority in England developed a flexible prefabricated system which has been used by York University. Another building system, the Domus system, has been developed by Ronald H. Sims of Howard Farrow Limited specifically for residential accommodation.<sup>27</sup>

The University of California has been experimenting with a system of building components which does not involve prefabricated structures. Instead, it is developing the residences' structural, mechanical, electrical and accoustical components, and partitions, furniture and casework.

The Ontario Student Housing Corporation has shown that the builder proposal method can substantially lower the bids on new housing. Their role, however, has introduced new dangers. The universities are now further separated from the architects and, more important, the builder and architect have been removed one more step away from the users, the students. It will require careful planning to ensure that the proponents remain aware of the various special aspects of student housing.

## PRIVATE ENTERPRISE

There are a considerable number of private development companies which are involved in student housing. These companies will assist a university in any number of ways. They will assume the responsibility of financing, constructing, furnishing and operating a project which will then be leased to a university; they will operate it independently; they will build the residence and hand it over to the institution ready for occupancy.

The operations of these companies frequently come under fire because of poor quality construction and high residence fees. Nevertheless their projects do merit consideration. Coronado Development Corporation, for instance, has just built a project at Northern Illinois University which includes air conditioning, carpeted bedrooms and dining areas, the usual lounges, recreation rooms, a snack bar and swimming pool - for under \$5,800 per bed.

A list of some of these development companies is appended to this report.



## CO-OPERATIVE HOUSING

The role of co-operative student housing in Canada began at the University of Toronto in 1937 and has been rapidly expanding ever since. There are now co-operative housing projects at Dalhousie, Queen's, Toronto, Waterloo, Ottawa, York, Alberta and Simon Fraser. I understand projects are planned for McMaster and Western this year.

These student projects have proved much more economical than university residences. The fees for 1967-68 range from \$590 in a renovated house at Toronto to \$650 in the new residence at Waterloo. This compares with university fees which averaged over \$800 last year. The co-operatives also pay taxes whereas universities do not.

Dag Hammarskjold House, the new co-operative at Waterloo, was completed a year ago at a cost of \$4,450 per student place including land, furniture and drapes. This compares with the university residences which have been built at a cost of \$8,000 - \$11,000 per bed excluding the cost of land. Rochdale, the high-rise co-operative residence in Toronto, is currently being constructed at a cost of \$4,200 per bed excluding land costs.

Some universities are wary of these student owned, operated and disciplined projects but Mr. A. B. Gellatly, the Treasurer of The University of Waterloo, has had some experience with them and believes that at Waterloo "the favourable considerations have more than offset any detrimental elements so far." In a recent speech, he told fellow university administrators:

"All in all, ... student co-operative housing development is sound. There will continue to be problems which only experience will eliminate. I have no hesitation in

recommending that you consider student co-operative housing as one of the solutions to the housing shortage on your campus." <sup>28</sup>

Because these economical projects are aiding only students they deserve more support by all groups involved in the promotion of higher education. One way of assisting co-operatives would be to relieve them of the burden of taxes. This would only seem fair in view of the fact that universities performing the same role pay no taxes and furthermore, often provide housing on a much more luxurious scale. Since students living in university residences are to some extent subsidized, it would seem only just that those students who are providing housing for themselves off-campus should also receive assistance.



## ROLE OF GOVERNMENT

This section will be very brief.

I shall not discuss the various schemes which governments use to assist in the construction of new facilities for these are adequately dealt with in available literature.<sup>29</sup>

I should like to discuss for a moment what may perhaps be the most significant area for government participation at this time. In the next section I shall consider the need for more research and it is in conjunction with this research that government bodies like the Department of University Affairs should take a larger part. There is a considerable amount of material published on student housing and there are numerous organizations and groups who are actively studying and experimenting in the field. However, there appears to be a lack of communication in the field and it is extremely difficult to keep abreast of the latest developments.

Agencies like the Department of University Affairs could play a vital role by compiling and disseminating material to the many persons and institutions who are involved in the provision and maintenance of student accommodation. They could also attempt to set up research and policy groups whose members could share their knowledge, efforts and financial resources to promote better housing.

The Central Mortgage and Housing Corporation has already been formally given such responsibilities. The following are excerpts from the National Housing Act:<sup>30</sup>

31. It is the responsibility of the Corporation to cause investigations to be made into housing conditions and the adequacy of existing housing accommodation in Canada or in any part of Canada and to cause steps to be taken for the distribution of information leading to the construction or provision of more

adequate and improved housing accommodation and the understanding and adoption of community plans in Canada.

32. For the purpose of carrying out its responsibility under this Part, the Corporation may cause

- (a) investigations to be made into housing conditions and the adequacy of existing housing accommodation in Canada or in any part of Canada and into measures that may be taken for the improvement thereof;
- (b) studies to be made of investigations into housing conditions and housing accommodation made elsewhere than in Canada and into measures and plans or proposals taken or adopted or proposed elsewhere than in Canada for the improvement thereof;
- (c) investigations to be made into the factors affecting the cost of construction of housing accommodation and measures that may be taken to secure economies and increased efficiency in the said construction;

. . . . .

33. The Corporation may, with the approval of the Governor in Council,

- (a) cause to be prepared and undertaken, directly or in co-operation with other departments or agencies of the Government of Canada or the government of any province or with any municipality, university, educational institution or person, programmes of technical research and investigation into the improvement and development of methods of construction, standards, materials, equipment, fabrication, planning, designing and other factors involved in the construction or provision of improved housing accommodation in Canada and co-ordinate the said programmes or measures with other similar programmes or measures undertaken in Canada;

. . . . .

- (c) undertake the publication, and the distribution of publications, co-ordinating the results of the said technical research, investigations, programmes and testing in such forms as may be most useful to the public or to the building industry;
- (d) conduct competitions to secure plans, designs and specifications that in its opinion are suitable for housing to be constructed at low cost, and purchase the said plans or otherwise compensate persons taking part in the said competitions;
- (e) make provision, in such manner as it deems advisable or in co-operation with any other department or agency of the Government of



Canada, with the government of any province or with any university, educational institution or person, for promoting training in the construction or designing of houses, in land planning or community planning or in the management or operation of housing projects;

. . . . .

## RESEARCH

As I have tried to make clear, a great deal of research is needed on student housing both on and off campus. The decision as to who should conduct this research and in what manner is one which should be settled by the co-operative efforts of all those groups and agencies concerned with the student's living environment. This is a most vital point because too many past studies have been crippled by offended parties who were not consulted from the beginning.

In the hope that they may be of some assistance in such an endeavour I have compiled a list of private development companies, a bibliography, and a list of persons, groups and institutions who may be able to provide valuable information and guidance.



FOOTNOTES

1. "Interim Report of the Committee on Residences and Food Services" presented to the Annual Conference of the Canadian Association of University Business Officers at the University of Windsor, June 1965.
2. John Bland, Norbert Schoenauer, University Housing in Canada, McGill University Press (Montreal, 1966), p. 115.
3. F. Blair Reeves, "Housing for Married Students: Problems and Solutions", A.I.A. Journal, (September, 1963), p. 84.
4. "Luxury Living on Campus", Canadian University, July-August 1967, p. 28.
5. Bland, p. 115.
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Note:

The headings used in the table of contents are the same as those used in Student housing in colleges and universities; abstracts of the literature 1961-1966, prepared by the College Student Personnel Institute of Claremont, California. (see listing under Bibliographies p. 77)

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## APPENDIX I: GENERAL SOURCES





Mr. Howard Adelman,  
51 Wells Hill Avenue,  
Toronto 4, Ontario.

Mr. Adelman has had several years experience managing co-operatives in Toronto and is presently a lecturer at York University in Toronto. He has conducted student housing surveys at Simon Fraser University, the University of Alberta and St. Mary's University in Halifax.

**Association of College and University Housing Officers:**

Charles F. Frederiksen, Secretary,  
Iowa State University,  
Ames, Iowa 50010,  
U. S. A.

**Association of University Architects:**

Mr. Royal H. Tyson, President,  
100 Encina Hall,  
Stanford University,  
Stanford, California 94305,  
U. S. A.

The Association has no printed material but a survey of its members might yield valuable information.

Mr. O. H. Aurand,  
Director of Research,  
Millersville State College,  
Millersville, Pennsylvania,  
U. S. A.

Mr. Aurand is Vice-President of Educational Research Service Incorporated and has reportedly been fairly active in college building including dormitories.

Mr. John Bland, Director,  
School of Architecture,  
McGill University,  
Montreal, Quebec.

Mr. Bland is the author of the CMHC study, University Housing in Canada

Building Research Station,  
Urban Planning Division,  
Garston, Watford,  
Herts,  
U. K.

Mr. D. Bishop

The Station has done studies in the area of student housing.

Canadian Association of University Business Officers:

Mr. John Bannister, Secretary,  
Queen's University,  
Kingston, Ontario.

The Centre for the study of Educational Policies (University of London, Institute of Education) was set up early in the session of 1965-66 under the direction of Professor W. R. Niblett. Its concern is to study the purposes and assumptions which lie behind different educational policies as well as to study the policies themselves. The Joseph Rowntree Memorial Trust is giving support to one of the projects in the Centre, a three-year investigation into Student Residence.

The Student Residence Project has as its main aim the consideration of the different purposes for which residence is provided, and the examination of the various forms of organization in residential accommodation in relation to these purposes.

Research Officers: Dr. Joan Brothers and Stephen Hatch.

College Student Personnel Institute,  
165 East Tenth Street,  
Claremont, California 91711,  
U. S. A.

The Institute has collected and abstracted much of the published and unpublished literature.

Community Residential Consultants,  
Suite 3,  
20 St. Joseph Street,  
Toronto 5, Ontario.

Mr. J. Vincent Kelly, President

This firm provides assistance to groups interested in setting up non-profit housing developments.

Mr. Robert H. Crandall,  
40 Oak Ridge Road,  
Berkeley, California 94705,  
U. S. A.

Mr. Crandall is the former Bursar of Queen's University and was previously associated with Clarkson, Gordon and Company and Woods, Gordon and Company.

He is presently studying at Berkeley in a Ph. D. program in business after which he will be returning to Queen's in the fall of 1968.

His dissertation centers on an economic analysis of student housing in higher education.

Mrs. Davison,  
Associate Dean of Women,  
The Pennsylvania State University,  
University Park, Pennsylvania 16802,  
U. S. A.

Mrs. Davison has reportedly done research in the area of student housing.

Educational Facilities Laboratories Incorporated,  
477 Madison Avenue,  
New York, New York 10022,  
U. S. A.

This is a non-profit corporation which does research in the field and publishes the studies.

Mr. David Fish,  
Director of Research,  
Association of Universities and Colleges of Canada,  
151 Slater Street,  
Ottawa 4, Ontario.

The AUCC is presently sponsoring a study of student housing across Canada.

Mr. Clifton C. Flather, Administrative Director,  
Dormitory Authority of the State of New York,  
Elsmere, New York 12054,  
U. S. A.

Foundation of Canada Engineering Corporation Limited,  
2200 Yonge Street,  
Toronto 12, Ontario.

This company has done a study entitled, "Student Co-operative Residences,  
Mount Allison University."

International Institute for Educational Planning,  
7, rue Eugene,  
Delacroix, Paris 16<sup>e</sup>,  
France.

The Institute distributes a number of publications.

International Labour Office,  
1211 Geneva 22,  
Switzerland.

This office offers a great many publications on co-operative housing.

John Laing Construction Company,  
Mill Hill,  
London, N.W. 7,  
England.

This company has developed systems suitable for building halls of residence.

Dr. Delyte W. Morris,  
Southern Illinois University,  
Carbondale, Illinois,  
U. S. A.

His institution is reportedly one which has successfully worked out arrangements with private capital for residential projects.

Mr. S. A. Musser,  
Director of Fiscal Planning,  
Building Systems Development Incorporated,  
120 Broadway,  
San Francisco, California 94111,  
U. S. A.

This company is in the midst of extensive work in providing building systems for university residence halls both for single and married students.



National Association of College and University Residence Halls:  
Mr. Torlof P. Nelson,  
President,  
c/o Housing Office,  
Southern Illinois University,  
Carbondale, Illinois 62903,  
U. S. A.

National Association of Student Personnel Administrators:  
Mr. James C. McLeod, President,  
c/o Northwestern University,  
Evanston, Illinois,  
U. S. A.

The National Swedish Institute for Building Research,  
191 Valhallavagen,  
Stockholm NO,  
Sweden.

Mr. G. Hellstein.

Mr. Claude Parisel,  
5524, Boulevard Langelier,  
Montreal 5, Quebec.

Mr. Parisel, an architect, has reportedly done some extensive studying of student housing in Europe.

The Research Unit for Student Problems (University of London) was set up in 1960 under the direction of Dr. Nicolas Malleon, to study various aspects of higher education. It has published work on wastage, the follow-up of unsuccessful students, and the study methods of medical students, as well as a bibliography on research into higher education. More recently it has become interested in student residence, and its significance for student life.

Research Officer: Michael Kendall.

Mr. Harold C. Riker,  
University of Florida,  
Gainesville, Florida 32601,  
U. S. A.

Mr. Riker is Chairman of the Research and Information Committee of the Association of College and University Housing Officers. He has conducted many studies in the field of student housing.

Royal Institute of Chartered Surveyors. The Institute provides a Cost Information Service which reportedly includes many analyses of the costs of students' accommodation and halls of residence. A copy may be held by the Institute of Building Research, National Research Council.

Sears and Klein, Architects,  
40 Prince Arthur Avenue,  
Toronto 5, Ontario.

Mr. Henry Sears.

This firm is conducting a cross-Canada study of student housing under the auspices of AUCC and CMHC.

Mr. D. Shadbolt,  
Director,  
School of Architecture,  
Nova Scotia Technical College,  
P.O. Box No. 1000,  
Halifax, Nova Scotia.

Mr. Shadbolt was commissioned in 1966 by Central Mortgage and Housing Corporation to investigate "the future housing requirements of the Atlantic province universities." A report will be published by December of 1967.

Mr. Harold C. Skorpen,  
Associate in Higher Education Guidance,  
The University of the State of New York,  
The State Education Department,  
Albany, New York 12224,  
U. S. A.

Mr. Skorpen wrote a Ph. D. thesis entitled The Impact of Organizational Differences on the Educational Relevancy of University Residence Halls, (June 1967).

Student Government Research Service,  
Canadian Union of Students,  
Suite No. 406,  
45 Rideau Street,  
Ottawa 2, Ontario.

The Service distributes periodical mimeos particularly on co-operatives.

Unit for Research into Higher Education,  
University of Essex,  
Wivenhoe Park,  
Colchester, Essex,  
England.

Marie Clossick - Research Fellow

The Unit did a study of accommodation available in the local area. It has also done a study (1966) of the university's high tower blocks of residence which will be published shortly.

University Grants Committee,  
13/14 Park Crescent,  
London W.1,  
England.

The Committee has put out a number of publications. In conjunction with the universities it is examining possible ways of providing self-financing housing by building to local authority housing standards, with simpler designs, lower construction costs, less expensive finishes and smaller areas. As of July 1967 no schemes were beyond the design stage and no publications had been yet released.

Mr. Sim Van der Ryn, AIA  
Hirshen & Van der Ryn, Architects and Planners,  
731 Virginia Street,  
Berkeley, California 94710,  
U. S. A.

Mr. Van der Ryn has done extensive research on student housing and has written a book entitled, Dorms at Berkeley.

Mr. Rick Waern,  
Canadian Union of Students,  
Suite No. 406,  
45 Rideau Street,  
Ottawa 2, Ontario.

Mr. Waern has done considerable work on co-operatives in his position as Associate Secretary for Co-operatives.

Mr. Evan H. Walker,  
45 Colborne Street,  
Toronto 1, Ontario.

Mr. Walker, an architect, has done extensive research on student housing and has conducted housing studies at:

University of Toronto  
University of Ottawa  
University of Calgary  
University of Guelph  
Laurentian University  
Ryerson Polytechnical Institute



APPENDIX II: CORPORATIONS ENGAGED IN THE DEVELOPMENT  
AND FINANCING OF CAMPUS BUILDING:

LENDING INSTITUTIONS

DEVELOPMENT INSTITUTIONS



LENDING INSTITUTIONS

Del E. Webb Corporation,  
3800 N. Central Avenue,  
Phoenix, Arizona,  
U. S. A.

Emerson and Company,  
Alamo National Building,  
San Antonio, Texas,  
U. S. A.

Institutional Development Service, Incorporated,  
711 Architects Building,  
Philadelphia, Pennsylvania,  
U. S. A.

L. F. Rothschild and Company,  
120 Broadway,  
New York, New York,  
U. S. A.

Northwest Mutal Life Insurance Company,  
Milwaukee, Wisconsin,  
U. S. A.

## DEVELOPMENT INSTITUTIONS

Allen Brothers and O'Hara, Incorporated,  
3742 Lamar Avenue,  
Memphis, Tennessee,  
U. S. A.

Austin E. Knowlton Company,  
50 West Broad Street,  
Columbus, Ohio,  
U. S. A.

Bel Air Corporation,  
Shawnee, Oklahoma,  
U. S. A.

Campus Housing Development Corporation,  
90 Park Avenue,  
New York, N. Y.  
U. S. A.

C.I.T. Educational Buildings Incorporated,  
650 Madison Avenue,  
New York, N. Y.  
U. S. A.

College and University Building Enterprises, Inc.,  
1701 West Avenue,  
Austin, Texas,  
U. S. A.

College Inns of America, Incorporated,  
Dallas, Texas,  
U. S. A.



Coronado Development Corporation,  
33 North LaSalle Street,  
Suite 3800,  
Chicago, Illinois,  
U. S. A.

Dan J. Brutger, Incorporated,  
1400 Germain Street,  
St. Cloud, Minnesota,  
U. S. A.

Dan Davis Companies,  
1912 S. W. Sixth Avenue,  
Portland Oregon, 97201,  
U. S. A.

Denny Development Company,  
Philadelphia, Pennsylvania,  
U.S.A.

Designed for Living, Incorporated,  
U.S. Rt #1 - Box 368,  
Princeton, New Jersey,  
U.S.A.

George W. Warnecke, & Company,  
444 Madison Avenue,  
New York, N.Y.,  
U.S.A.

O-Meara - Chandler Corporation,  
4140 Southwest Freeway,  
Houston, Texas,  
U.S.A.

Ontario Leasing Company,  
Ontario, Oregon,  
U.S.A.

Ontario Student Housing Corporation,  
188 University Avenue,  
Toronto 2, Ontario.

Plez Lewis & Son, Incorporated,  
Highway 30 and Old 66 St. Clair,  
St. Louis, Missouri,  
U.S.A.

Scholz Homes, Incorporated,  
2001 N. Westward Avenue,  
Toledo, Ohio,  
U.S.A.

Student Dorms, Incorporated,  
106 Wilson Street,  
Park Forest, Illinois,  
U.S.A.

The Area Company,  
22 West Gay Street,  
Columbus, Ohio,  
U.S.A.

Tishman Realty & Construction Company,  
666 Fifth Avenue,  
New York, N. Y.,  
U.S.A.

Transamerica Leasing Corporation,  
621 S. Hope Street,  
Los Angeles, California,  
U.S.A.

Unitec Corporation,  
119 Huron View Boulevard,  
Ann Arbor, Michigan,  
U.S.A.

University Dormitory Development,  
35 E. Wacker Drive,  
Chicago, Illinois,  
U.S.A.

Winston Corporation,  
300 S. Allen Street,  
State College, Pennsylvania,  
U. S. A.





### APPENDIX III: BUYING AND CONVERTING OLDER HOUSES



The Building Office,  
The University of Hull,  
42 Newland Park,  
Hull, England.

Mr. D. Campbell, Buildings Officer

Hull has had wide experience in this area. As of November 1967 there were 750 students in houses and it is expected that the number will increase to 1,000 by 1971.

York Housing Association

For information write:

Mr. David P. Crease,  
Chief Architect,  
York University Design Unit,  
The King's Manor,  
York, England.

This Association has had 2 years experience in the field.

Department of Students' Accommodation and Welfare  
University of Edinburgh,  
7 Buccleuch Place,  
Edinburgh 8, Scotland.

Mr. Michael J. H. Westcott,  
Secretary, Student Houses Committee.

Edinburgh has 24 houses accommodating about 300 students.

The University of Newcastle has also had experience in this field.





APPENDIX IV: CO-OPERATIVES:

GENERAL

CANADIAN UNIVERSITY CO-OPERATIVES

INTERNATIONAL CO-OPERATIVE  
HOUSING MOVEMENTS



GENERAL

Co-operative Union of Canada,  
111 Sparks Street,  
Ottawa 4, Ontario.

Mr. A. F. Laidlaw, General Secretary.

This organization provides general information on co-ops and co-op housing.

Co-op Housing Association of Manitoba,  
1700 Portage Avenue,  
St. James, Manitoba.

## CANADIAN UNIVERSITY CO-OPERATIVES

Carleton University,  
Ottawa, Ontario.

Carleton University Co-operative  
Association,  
95 Brighton Avenue,  
Ottawa 1, Ontario.

Dalhousie University,  
Halifax, Nova Scotia.

Mr. Peter Green,  
Kitz Matheson & Brown,  
Eastern & Chartered Trust Building,  
1681 Granville Street,  
Halifax, Nova Scotia.

McMaster University,  
Hamilton, Ontario.

Mr. Joe Milos,  
Student Co-op Residence of Hamilton  
Limited,  
c/o Student Union Office,  
McMaster University,  
Hamilton, Ontario.

Simon Fraser,  
Burnaby, British Columbia.

Mr. Peter Hunt,  
609 Queens,  
New Westminster, British Columbia.

Tartu College,  
Toronto.

Mr. K. Meipoom,  
c/o Mr. R. J. Wright,  
Lang, Michener, Cranston, Farquharson  
& Wright,  
50 King Street,  
Toronto 1, Ontario.

Rochdale College,  
Toronto.

John Skelton,  
General Manager,  
395 Huron Street,  
Toronto 5, Ontario.

University of Alberta,  
Edmonton.

Mr. J. Gardiner,  
Graduate Students Association,  
Box 54, Assiniboia Hall,  
University of Alberta.



University of British Columbia,  
Vancouver.

Mr. Don Munton,  
Vice-President,  
Alma Mater Society,  
University of British Columbia,  
Vancouver, British Columbia.

University of Guelph.

Mr. Aubrey Hagar,  
Guelph Campus Co-operative,  
21 College Avenue West,  
Guelph, Ontario.

University of Manitoba,  
Winnipeg.

Mr. Jerry Fast.

The University of New Brunswick,  
Fredericton, New Brunswick.

Mr. Lawson Hunter,  
President,  
New Brunswick Residence Co-operative,  
University of New Brunswick.

University of Saskatchewan,  
Regina.

Mr. Dennis Falford,  
Saskatchewan Campus Co-op Association  
Limited,  
University of Saskatchewan.

University of Toronto Campus  
Co-operative.

Mr. John Skelton,  
General Manager,  
395 Huron Street,  
Toronto 5, Ontario.

University of Waterloo.

Mr. Alvin W. Wood,  
General Manager,  
Waterloo Co-operative Residence  
Incorporated,  
139 University Avenue West,  
Waterloo, Ontario.

University of Windsor.

c/o Mr. J. V. Kelly,  
Suite No. 3,  
20 St. Joseph Street,  
Toronto 5, Ontario.

York University,  
Toronto.

Mr. Ken Field,  
Osgoode Hall.

## INTERNATIONAL CO-OPERATIVE HOUSING MOVEMENTS

A/L Norske Boligbyggelags Landsforbund  
Trondheimsvn. 84-86  
Oslo, Norway

Association Baticoop  
6, rue Halévy  
Paris - 9e, France

Banque Coopérative des Sociétés Ouvrières de Production  
88, rue de Courcelles  
Paris 8e, France

Centralny Związek Spółdzielni Budownictwa Mieszkaniowego  
Ul. Jasna 1  
Warszawa, Poland

Confédération des Coopératives de Construction et d'Habitation  
- C.C.C.H. -

Siège Administratif:

"C.C.C.H. - l'Habitation"  
31, Avenue Pierre 1<sup>er</sup> de Serbie  
Paris 16e, France

The Cooperative League of the U.S.A.  
59 East Van Buren Street  
Chicago, Illinois 60605  
U.S.A.

Co-operative Permanent Building Society  
New Oxford House,  
High Holborn,  
London, W.C. 1, England

Co-operative Planning Limited  
26-29 Langroyd Road  
London, S.W. 17, England

Det Kooperative Faellesforbund i Danmark  
Frederiksborggade 50  
København k, Denmark

East Midlands Housing Association Limited  
87, Belvoir Road  
Coalville, Leics.  
England

Faellesorganisationen af Almennyttige Danske Boligselskaber  
Lindevangs Alle 6  
København f, Denmark

Fédération Nationale des Coopératives Ouvrières de Production  
du Bâtiment, des Travaux Publics et des Matériaux de Construction  
88, rue de Courcelles  
Paris 8e, France

Fédération Nationale des Sociétés Coopératives d'Habitations  
à Loyer Modéré  
17, rue de Richelieu  
Paris 1<sup>er</sup>, France

Genossenschaftliche Zentralbank  
Aeschenplatz 3  
4002 Basel, Schweiz

Gesamtverband gemeinnütziger Wohnungsunternehmen  
Breslauer Platz 4  
5 Köln Am Rhein, Westdeutschland

HSB:s Riksförbund  
Fleminggatan 41  
P.O. Box 18029  
Stockholm 18, Sweden

Kulutusosuuskuntien Keskusliitto (KK)  
Mikonkatu 17  
Helsinki 10, Finland



Lega Nazionale delle Cooperative e Mutue  
Via A. Guattani, 9  
Roma, Italia

Österreichischer Verband Gemeinnütziger Bau-, Wohnungs- und  
Siedlungsvereinigungen  
1, Bösendorferstrasse 7/11  
1010 Wien, Österreich

Skikun Ovdim B.M.  
21, Leonardo da-Vinci Street  
P.O.B. 392  
Tel-aviv, Israel

Société Coopérative Musulmane Algérienne d' Habitation  
et d'Accession à la Petite Propriété

-Adresser toute correspondance:-

Délégation S.C.M.A.H.  
9, rue Mathurin-Régnier  
Paris 15e, France

Société Nationale des Cités Coopératives  
10 bis rue de Charenton  
Paris 12e, Frankrike

Svenska Riksbyggen  
Hagagatan 2  
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